

16-10-010 Purpose.

1. Multiple use Districts. The purposes of providing a multiple use district is to establish areas in mountain, hillside, canyon mountain valley, desert and other open and generally undeveloped lands where human habitation should be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution soil erosion, danger from brushland fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the Planning Commission to the Governing Body; and to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.

a. MU-160, Min. Lot Size: 160 acres

2. Forestry District. The purposes of providing a forestry district are to encourage the appropriate use of certain mountainous, hillside and canyon area of Morgan County for watershed, forestry, grazing, agriculture, wildlife habitat, and limited recreational uses, as well as the reduction of requirements for unreasonable public utility and service expenditures which would be caused by concentrated urban uses in the district; to protect watersheds and water supplies from pollution, and to promote the health, morals, convenience, order, prosperity and general welfare of the inhabitants of Morgan County.

a. The intent of providing a Forestry District is to separate those areas of Morgan County which should best remain relatively undeveloped from those areas which can support greater development, as provided for and encouraged in other districts.

b. F-1, Minimum lot size: 1/4 Section, or 160 acres

3. Agricultural Districts. The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

a. A-20, Minimum Lot Size: 20 Acres

4. Rural Residential Districts.

a. The purposes of providing a rural residential district are:

i. To promote and preserve in appropriate areas conditions favorable to large-lot family life,

ii. Maintaining a rural atmosphere;

iii. The keeping of limited numbers of animals and fowl; and

iv. Reduced requirements for public utilities, services and infrastructure.

b. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

c. RR-10, Minimum Lot Size: 10 acres

d. RR-5, Minimum Lot Size: 5 acres

e. RR-1, Minimum Lot Size: 1 acre

5. Fair Grounds Overlay District. The purpose of the Fairgrounds Overlay District is to allow as permitted uses a diverse range of exhibitions, shows, fairs, entertainment programs, and similar events, both related to and not related to agriculture, of the type commonly and historically associated with the Morgan County Fairgrounds.